

INITIAL RECOMMENDATIONS

APRIL 2011 APPLICATIONS TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

FOR MIAMI-DADE COUNTY, FLORIDA



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RECOMMENDATIONS

APRIL 2011 APPLICATIONS TO AMEND THE
COMPREHENSIVE DEVELOPMENT MASTER PLAN

August 25, 2011

Miami-Dade County Department of Planning and Zoning
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TABLE OF CONTENTS

	<u>Page</u>
Introduction -----	iii
Schedule of Activities -----	v
Recommendations Summary Chart-----	vii
Land Use Plan Map Amendments	
Application No. 1 Blanca M. Castro-----	1-1
Application No. 2 Fontainebleau Lakes, LLC -----	2-1
Application No. 3 Ferro Investment Group II, LLC-----	3-1
Application No. 4 Department of Planning and Zoning-----	4-1

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INTRODUCTION

This report contains the initial recommendations by the Department of Planning and Zoning (DP&Z) addressing applications to amend the Comprehensive Development Master Plan (CDMP), which were filed for consideration during the April 2011 Plan Amendment Review Cycle. A total of four (4) applications were filed during this amendment cycle, three by private parties (Application Nos. 1, 2 and 3) and one (Application No. 4) by DP&Z. Application No. 1 is a small-scale Land Use Plan (LUP) map amendment request while Application Nos. 2 and 3 are standard LUP map amendment requests and Application No. 4 is the annual update to the Capital Improvements Element (CIE) of the CDMP. The report also contains the necessary background information and analyses upon which the initial recommendations are based.

Application Review Process and Schedule of Activities

Following is a summary of the Plan review, amendment activities and schedule that will be followed by this cycle to comply with the CDMP procedural requirements contained in Section 2-116.1, Code of Miami-Dade County and State law. The Schedule of Activities on page v lists the principal activities that will occur under this process and indicates the timeframes for those activities in accordance with the State requirements and the County Code.

For this amendment cycle, the application filing period extended from April 1 through May 2, 2011. Miami-Dade County's adopted procedures allow for the filing of requests to amend all provisions of the CDMP at this time.

The CDMP amendment process involves two phases. The first phase occurs between the time applications are filed and the time the Board of County Commissioners (Board) conducts its first public hearing. At its first public hearing, the Board will take action addressing transmittal of the standard applications to the State Land Planning Agency (SLPA) and other State and regional agencies (reviewing agencies) for review and comment, and/or the adoption of eligible small-scale Land Use Plan (LUP) map amendments on an expedited schedule. The Board may also adopt the annual update to the CIE by ordinance in this first phase. During the first phase, affected and neighboring property owners are notified of the nearby LUP map amendment requests. Section 2-116.1 authorizes Community Councils to conduct public hearings and issue recommendations on applications that directly affect their areas. These hearings must be held in, and are currently scheduled for, September 2011 for this CDMP amendment cycle before the Planning Advisory Board (PAB), acting as the County's "Local Planning Agency", and the Board conducts their first public hearings.

The DP&Z will submit its initial recommendations to the PAB regarding each requested change, no later than August 25, 2011. The PAB is scheduled to hold a public hearing on October 17, 2011 to receive comments and recommendations on the proposed amendments, and to formulate recommendations to the Board regarding adoption of the small-scale amendment and the update to the CIE, and to consider transmittal to SLPA and other reviewing agencies of the standard amendments. The Board is currently scheduled to hold a public hearing on November 16, 2011 to take final action on the small-scale amendment, and to consider transmittal of the other requested amendments to SLPA and other reviewing agencies. "Transmittal" of a proposed amendment to the State for initial review does not constitute adoption of the requested amendment.

The second phase of the review, addressing the standard applications, begins after transmittal of the applications to the SLPA and other reviewing agencies. The CDMP amendment procedures in Section 2-116.1 of the County Code provide that the SLPA will be requested by the County to review and comment on all transmitted amendment proposals. The SLPA and/or the other reviewing agencies are expected to return comments addressing all transmitted amendment proposals in January 2011, approximately within 45 days of the transmittal date, pursuant to Chapter 163.3184(3), Florida Statutes. The PAB will then conduct its final public hearing(s) within 30 days after receiving comments from SLPA and/or the other reviewing agencies. No later than 60 days after receiving comments from the SLPA and/or the other reviewing agencies, the Board could conduct a public hearing and take final action on the applications. During the review period for SLPA and the other reviewing agencies, the DP&Z will also review comments received at the transmittal hearings and any additional submitted material and may issue a "Revised Recommendations" report reflecting any new information prior to the final public hearings. Final action by the Board will be to adopt, adopt with change, or not adopt each of the transmitted applications.

Outside this regular CDMP amendment process, requests to amend the CDMP can be made by the Board under a special amendment process, or by a party having an application undergoing the Development of Regional Impact (DRI) process requesting a concurrent amendment to the CDMP. Procedures for processing such special or DRI-related amendments are established in Section 2-116.1 of the Miami-Dade County Code.

Capital Improvements Element Update

The annual update to the CIE of the CDMP may be adopted by a local government with only one public hearing. Thus, the Board of County Commissioners may adopt this 2011 update to the CIE (Application No. 4) at the public hearing in November 2011. Under this expedited process, the local government adopts the CIE Annual Update at a duly noticed public hearing and at its option, may transmit the adopted CIE update to the SLPA.

Additional Information

Anyone having questions regarding any aspect of the CDMP review and amendment process should visit or call the Metropolitan Planning Section of the Miami-Dade County Department of Planning and Zoning at 111 NW 1st Street, 12th Floor; Miami, Florida 33128-1972; telephone 305/375-2835.

**TABLE 1
SCHEDULE OF ACTIVITIES
APRIL 2011 CDMP AMENDMENT CYCLE**

Pre-application Conference for the Private Sector	March 1- March 30, 2011
Application Filing Period	April 1- May 2, 2011
Deadline to withdraw Application and obtain Return of Full Fee. Notify applicant of deficiencies.	May 9, 2011
Deadline for resubmittal of unclear or incomplete Applications	Seventh business day after Notice of deficiency
Applications Report published by DP&Z	June 3, 2011
Deadline for submitting Technical Reports	June 30, 2011
Deadline for submitting Declarations of Restrictions to be considered in the Initial Recommendations Report	July 28, 2011
Initial Recommendations Report published by DP&Z	August 25, 2011
Community Council(s) Public Hearing(s)	
North Central Community Council (CC 8)	September 12, 2011
Westchester Community Council (CC 10)	September 20, 2011
West Kendall Community Council (CC 11)	September 27, 2011
Planning Advisory Board (PAB), acting as Local Planning Agency (LPA), Public Hearing to formulate Recommendations regarding Adoption of Small-Scale Amendments and Capital Improvements Element update; and Transmittal of Standard Amendment requests to State Land Planning Agency (SLPA)	October 17, 2011* County Commission Chamber 111 NW 1st Street Miami, Florida 33128
Board of County Commissioners Hearing and Action on Adoption of Small-Scale Amendment and Capital Improvements Element update; and Transmittal of Standard Amendment requests to SLPA	November 16, 2011* County Commission Chamber 111 NW 1 Street Miami, Florida 33128
Transmittal to SLPA for State review	December, 2011*
Deadline for Filing Supplementary Reports by the Public	Forty-five (45) days after Commission transmittal hearing
Receipt of SLPA	January, 2012* (Approximately 45 days after transmittal)
Public Hearing and Final Recommendations: Planning Advisory Board (Local Planning Agency)	Specific date(s) to be set in February, 2012* (Within 30 days after receipt of SLPA comments)
Public Hearing and Final Action on Applications: Board of County Commissioners	Specific date(s) to be set in March, 2012* (No later than 60 days after receipt of SLPA comments)

Note: * Estimated Date. All hearings will be noticed by newspaper advertisement.

Summary of Initial Recommendations
April 2011 Applications to Amend the Comprehensive Development Master Plan for Miami-Dade County, Florida
August 25, 2011

Application Number/Type	Location/Acreage/Requested Amendment	BCC District/Commissioner	DP&Z Initial Recommendation August 25, 2011	Community Council Recommendation, Resolution # and Date	Local Planning Agency Recommendation October 17, 2011	BCC Recommendation November 16, 2011
1/ Small-Scale	Blanca M. Castro/Blanca M. Castro Northwest corner of the intersection of NW 103 Street and NW 32 Court (0.66 gross acres). From: Low-Medium Density Residential To: Business and Office	2/ Monestime	ADOPT			
2/ Standard	Fontainebleau Lakes, LLC/Jorge L. Navarro, Esq. Between SR 836 (Dolphin Expressway) and Fontainebleau Boulevard and between NW 97 Avenue and NW 87 Avenue (13.117 gross acres) 1. Redesignate application site: From: Parks and Recreation To: Medium Density Residential 2. Add the Declaration of Restrictions to the Restrictions Table in the Land Use Element	10/ Souto	TRANSMIT WITH ACCEPTANCE OF PROFFERED DECLARATION OF RESTRICTIONS AND ADOPT			
3/ Standard	Ferro Investment Group II, LLC/Miguel Diaz De la Portilla, Esq. Southeast corner of SW 167 Avenue and SW 104 Street (9.9 gross acres) 1. Expand the UDB to include the application site 2. Redesignate application site: From: Agriculture To: Business and Office 3. Add the Declaration of Restrictions to the Restrictions Table in the Land Use Element	11/ Martinez	DENY AND DO NOT TRANSMIT			

Application Number/ Type	Location/Acreage/ Requested Amendment	BCC District/ Commissioner	DP&Z Initial Recommendation August 25, 2011	Community Council Recommendation, Resolution # and Date	Local Planning Agency Recommendation October 17, 2011	BCC Recommendation November 16, 2011
4/ CIE	<p>Miami-Dade County Department of Planning and Zoning/Marc C. LaFerrier, AICP, Director</p> <p>Requested Modification to the CIE</p> <p>Tables of Proposed Projects. Modify the following currently adopted tables as indicated in the application and related information: Table 2, Aviation; Table 3, Coastal Management; Table 4, Conservation; Table 5, Drainage; Table 6, Park and Recreation; Table 7, Seaport; Table 8, Sewer Facilities; Table 9, Solid Waste Management; Table 10, Traffic Circulation; Table 11, Mass Transit; and Table 12, Water Facilities.</p>	Countywide	ADOPT			

Source: Miami-Dade County Department of Planning and Zoning

Notes:

DP&Z - Department of Planning and Zoning; BCC - Board of County Commissioners